



FOR SALE
LAND
MARKETING FLYER



**Boundaries are approximate*

70 HATCHERY ROAD
INWOOD, WV 25428

70 HATCHERY ROAD
SUBJECT PROPERTY

INWOOD VILLAGE

INTERSTATE
81

ADVANCE AUTO PARTS

DAIRY QUEEN

BP GAS STATION

MCDONALD'S

FOOD LION

HAMPTON INN

FAMILY DOLLAR

INWOOD ROUNDABOUT

SHEETZ GAS STATION

EXIT 5

WALGREENS

CVS

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LAND FOR SALE

70 HATCHERY ROAD INWOOD, WV 25428

SALE PRICE / \$389,900

GROSS LOT SIZE / 2.92 (+/-) ACRES

PROPERTY TYPE / LAND

ZONING / NO ZONING RESTRICTIONS

**PROPERTY FEATURES / DEVELOPMENT
OPPORTUNITY, EASILY ACCESSIBLE,
CLOSE TO AMENITIES**

Located off of U.S. Highway 11, this property offers 2.92 (+/-) acres of relatively flat land. This site is situated approximately 1.7 miles from I-81, Exit 5. The site is ideal for commercial users looking for a development opportunity while being surrounded by a plethora of residential communities and other amenities. There are three detached structures currently on the property. Two of the structures are double wide manufactured homes, only one of those convey with the property (far back left corner). The other structure is a farm house built before 1978.

The subject property is located in a growing area of Berkeley County. The property is positioned 400 feet from U.S. Highway 11 and approximately 1.7 miles from I-81, Exit 5. Along I-81 there is a daily traffic count of over 47,200 vehicles and over 22,600 vehicles daily along Gerrardstown Road. (Source ©2023 Esri) Inwood is located in Shenandoah Valley, near the Virginia and Maryland borders. Major cities like Philadelphia, Pittsburgh, Baltimore, and Washington D.C. are all within a three hour drive of Inwood.

FOR SALE
LAND - LOCATED 1.7 MILES FROM I-81
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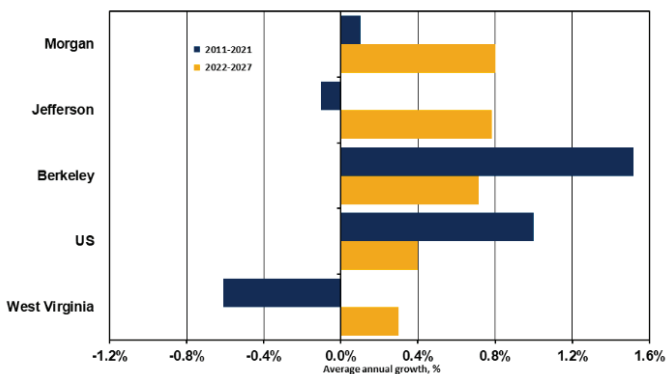
PROPERTY SPECIFICATIONS

ECONOMIC OUTLOOK

West Virginia’s Eastern Panhandle (EPH) has been the state’s strongest economic region for well over a decade, experiencing sustained growth in population, employment, income and a host of other major economic indicators. The tri-county area, Berkeley, Jefferson and Morgan County, has surpassed pre-pandemic levels for total employment and has seen its adult workforce increase to more than 100,000 employees. The Eastern Panhandle’s manufacturing sector is expected to record additional job growth over the next five years, expanding at a rate of nearly 0.7 percent per year. The Eastern Panhandle’s proximity to and economic ties with the DC Beltway economy is expected to drive opportunities for a range of high-tech and front-office jobs in defense and non-defense federal contracting as well as the private sector.

(Source: ©2022 by WVU Research Corporation / business.wvu.edu/bber)

Figure 11: Employment Growth Forecast by Area



(Source: US Bureau of Labor Statistics, WVU BBER Econometric Model; IHS Markit)

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Inwood, this property is positioned in the Mill Creek District of Berkeley County. The site is comprised of one parcel of land consisting of 2.92 (+/-) acres. The property is identified as Mill Creek District, Tax Map 6, Parcels 43. This can be referenced in Deed Book 641, Page 307. There are no zoning restrictions. The subject land is 4.3 miles from the Eastern West Virginia Regional Airport, 11 miles to Martinsburg, 12.6 miles to Ranson/Charles Town, WV and 15 miles to Winchester, VA.

INGRESS / EGRESS

There are two points of ingress/egress available to this property along Hatchery Rad.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Potomac Edison WV
Natural Gas	N/A
Water	Berkeley County Public Service Water District
Sewer	Berkeley County Public Service Water District
Trash	Apple Valley Waste
Cable/Internet	Multiple Providers

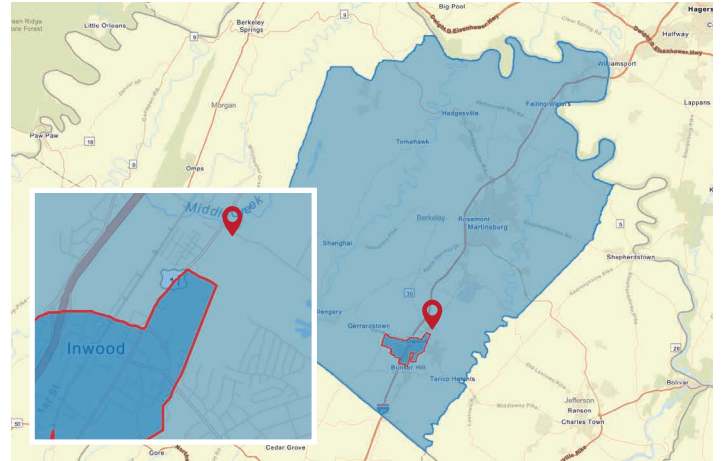
LOCATION ANALYSIS

Located at the gateway to the Shenandoah Valley in the heart of the Eastern Panhandle, Berkeley County is known for its unique history, beautiful scenery, robust industry, and more. Major population centers and business markets within a five hundred mile radius of Berkeley County include Washington, D.C., Baltimore, Maryland, Philadelphia, Pennsylvania, Richmond, Virginia, and New York, New York. All of these major markets are readily accessible via Interstate 81. Berkeley County's geographic location makes it unique for business and leisure while enhancing quality of life with "small town" character and sense of community.

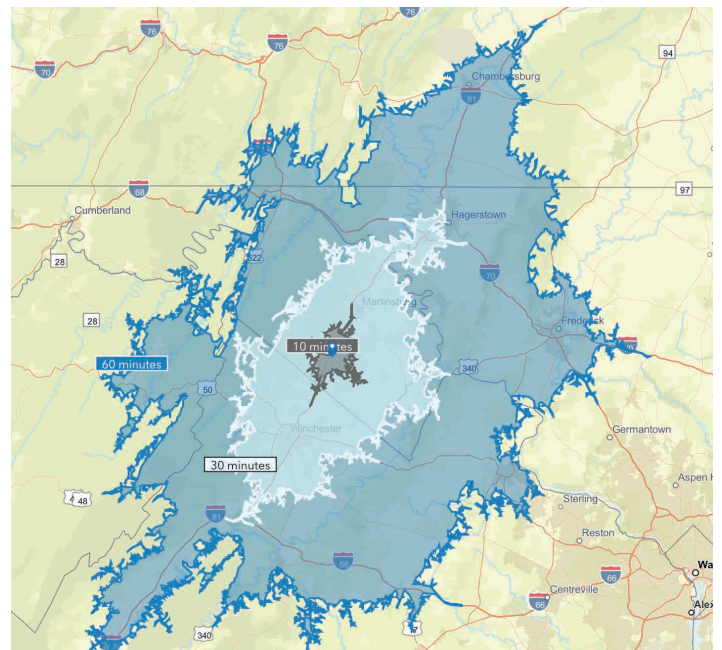
Berkeley County has a total population of 126,534 and a median household income of \$65,826. Total number of businesses is 2,635.

The **City of Martinsburg** has a total population of 18,777 and a median household income of \$48,189. Total number of businesses is 926.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.
Text provided by <https://www.berkeleywv.org>



■ Berkeley County, WV ■ Inwood City Limits 📍 Subject Location



Distance to nearby cities: Charles Town, WV - 15 miles, Hagerstown, MD - 24 miles, Winchester, VA - 25 miles, Frederick, MD - 40 miles, Leesburg, VA - 42 miles, Washington, DC - 77 miles, Baltimore, MD - 95 miles.

SUBJECT PROPERTY PARCEL MAP



FOR SALE

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70 HATCHERY ROAD INWOOD, WV 25428 · 2.92 (+/-) ACRES

SURROUNDING AMENITIES



The Google Earth Aerial above highlights several of the most popular surrounding amenities. The subject land, 70 Hatchery Road, has been referenced with a yellow star.

Along I-81 there is a daily traffic count of over 47,200 vehicles and over 22,600 vehicles daily along Gerrardstown Road. (Source ©2023 Esri)

- 1 BP
- 2 McDonald's
- 3 Hampton Inn
- 4 Subway
- 5 Waffle House, Burger King, Liberty Petroleum
- 6 Taco Bell
- 7 The Cider Press
- 8 Auto Zone
- 9 Urgent Care, Advance Auto Parts
- 10 Pizza Hut, Arby's, Family Dollar
- 11 Dairy Queen, Summit Community Bank
- 12 First United Bank & Trust, United Bank
- 13 U.S. Post Office
- 14 Walgreens
- 15 Sheetz
- 16 CVS Drug Store
- 17 Domino's Pizza
- 18 Newly Developed Area; Inwood Roundabout, Food Lion, [New Plaza / Other tenants moving in include Starbucks, Jersey Mike's, 5 Guys, and Red Canyon PT. National brands like Procter & Gamble, Amazon, Clorox]
- 19 Musselman High School

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



17,354

Total Population



301

Businesses



12,210

Daytime Population



\$222,120

Median Home Value



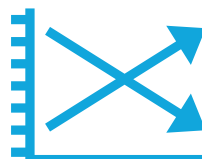
\$33,103

Per Capita Income



\$77,878

Median Household Income



0.95%

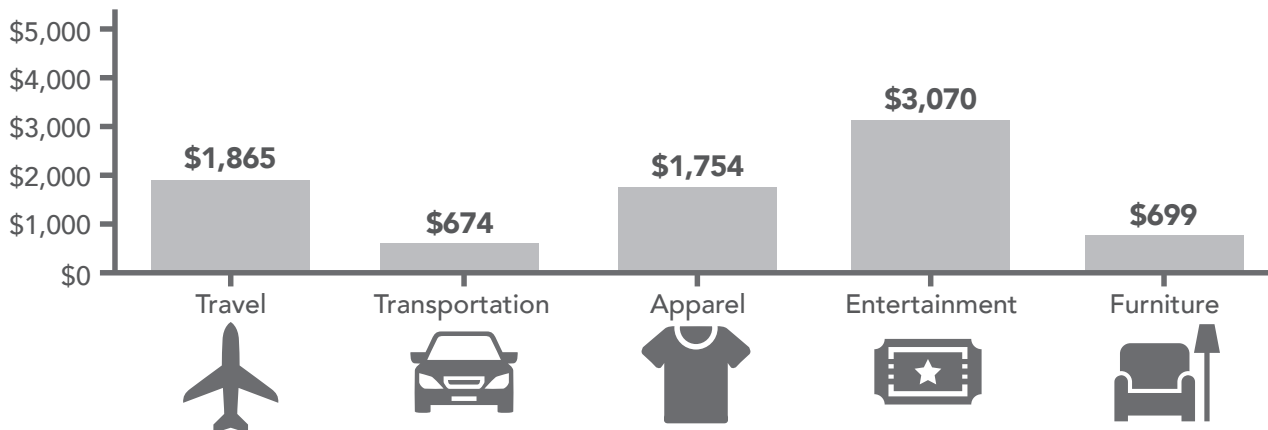
2020-2023 Pop Growth Rate



6,709

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



34,129

Total Population



525

Businesses



23,958

Daytime Population



\$229,586

Median Home Value



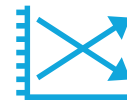
\$34,129

Per Capita Income



\$79,045

Median Household Income



1.57%

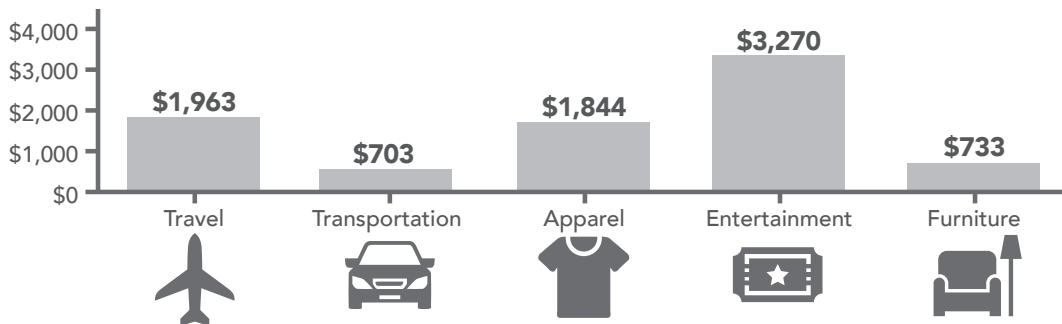
2020-2023 Pop Growth Rate



12,835

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



109,360

Total Population



2,499

Businesses



96,318

Daytime Population



\$248,993

Median Home Value



\$37,237

Per Capita Income



\$77,244

Median Household Income



0.97%

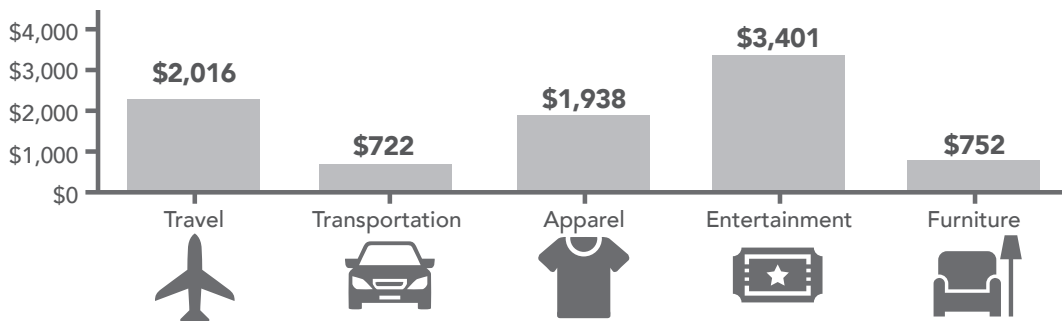
2020-2023 Pop Growth Rate



43,671

Housing Units (2020)

KEY SPENDING FACTS



GROUND PHOTOS



This Manufactured Home Will Be Removed.



Farm House on Property.



Double Wide Manufactured Home on Property.

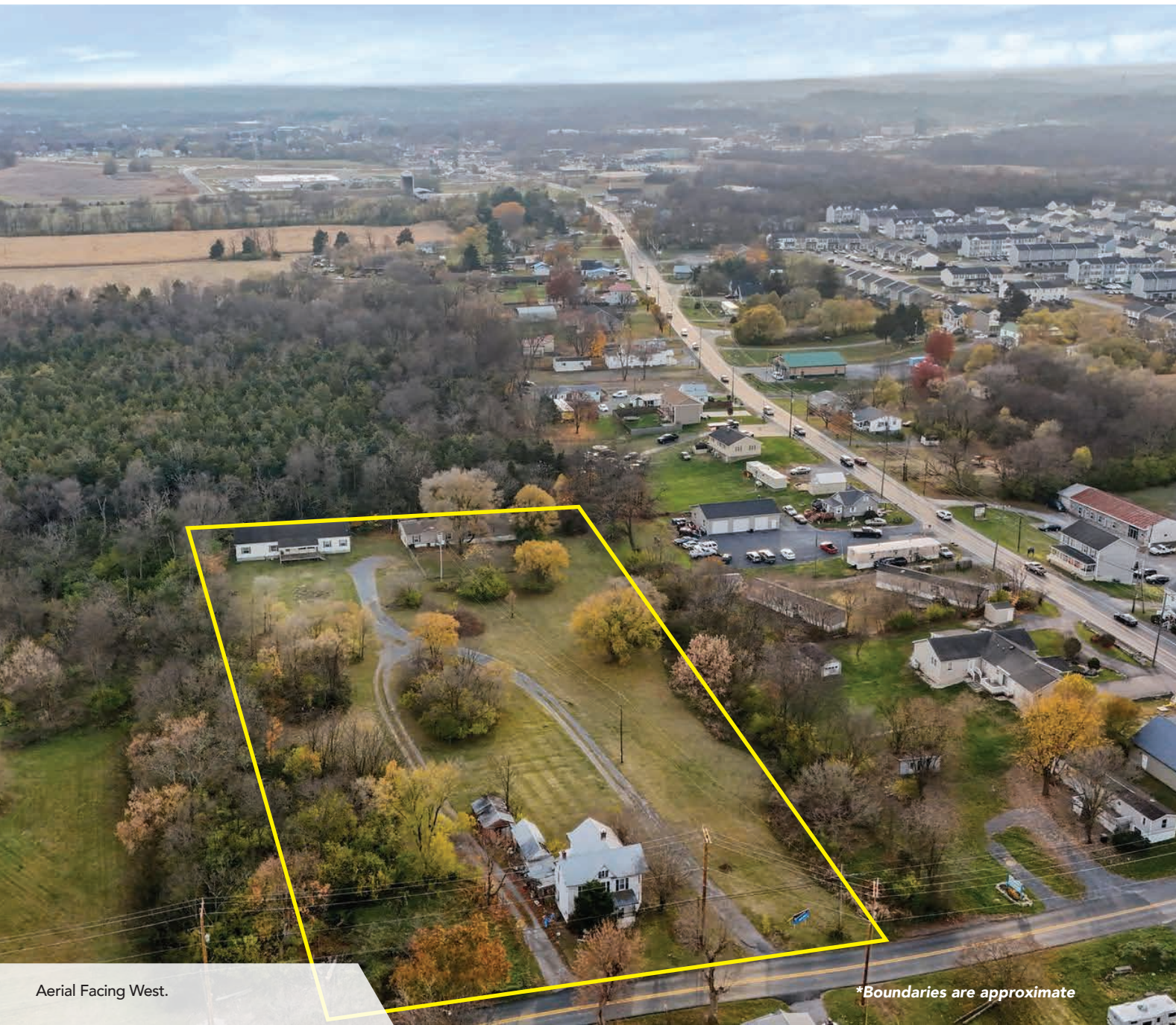
**This manufactured home will be convey with the property*

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Property Driveway.

AERIAL PHOTOS



Aerial Facing West.

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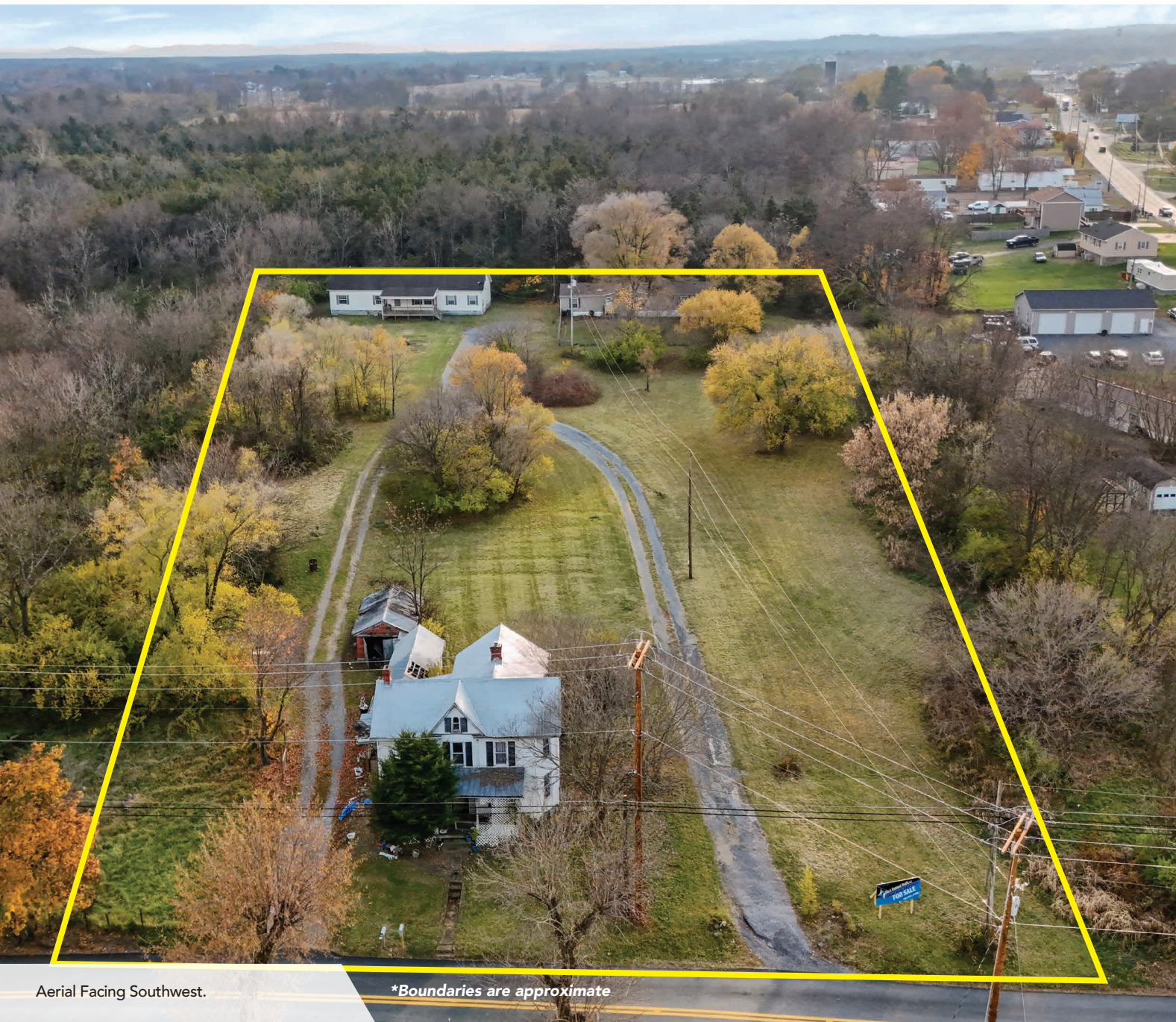
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Aerial Facing South.

**Boundaries are approximate*

AERIAL PHOTOS



Aerial Facing Southwest.

**Boundaries are approximate*

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Aerial Facing Northeast.

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AREA RESIDENTIAL GROWTH



- | | |
|--|---|
| 1 Spring Hill (387 single family homes) ● | 11 Elizabeth Station (235+ Single Family Homes) ●● |
| 2 Townes of Topaz (45 Townhomes) ● | 12 Highpointe (58 Single Family Homes) ●● |
| 3 Genesis Drive (14 Townhomes) ● | 13 Sylvan Grove (56+ Single Family Homes) ● |
| 4 Inwood Meadows (173+ Single Family Homes) ● | 14 Stoney Ridge (110+ Single Family Homes) ● |
| 5 Webber Springs (185+ Single Family Homes) ● | 15 Bentwood Estates (130+ Single Family Homes) ●● |
| 6 Foley Springs (137 Single Family Homes, 182 Townhomes) | 16 Springdale Farm (200+ Single Family Homes) ●●● |
| 7 Morning Dove Estates (130+ Single Family Homes) ●● | 17 Tabler Estates (120+ Single Family Homes) ●●● |
| 8 McCauley Crossing (100+ Single Family Homes, 115+ Townhomes) | 18 Tabler Station Manor (148 Townhomes) ●● |
| 9 Trout Run (119 Townhomes) ● | 19 Mills Farm (124 Single Family Homes, 94+ Townhomes) ●● |
| 10 Boyd's Crossing (60 Townhomes) ●● | 20 Mill Creek Village (90+ Single Family Homes) ● |
| | 21 South Brook (76 Single Family Homes) ● |
| | 22 Inwood Village (128 Townhomes, 75+ Single Family Homes) ●● |

● < \$199,000	● \$400,000 - \$499,000
● \$200,000 - \$299,000	● \$500,000+
● \$300,000 - \$399,000	● Rental



MAJOR LOCAL EMPLOYERS

FORTUNE 500 & INTERNATIONAL COMPANIES

Ideally situated at the I-81 Corridor, Berkeley County is the Eastern Panhandle of West Virginia's **premier location** for a **new business or a development project**. At 5,121 businesses strong and growing, Berkeley County is home to many Fortune 500 and international companies, including:




The Clorox Company

The Clorox Company champions people to be well and thrive every single day. Its trusted brands, which include Brita®, Burt's Bees®, Clorox®, Fresh Step®, Glad®, Hidden Valley®, Kingsford®, Liquid-Plumr®, Pine-Sol® and Rainbow Light®, can be found in about nine of 10 U.S. homes and internationally with brands such as Ajudin®, Clorinda®, Chux® and Poett®.

Headquartered in Oakland, California, since 1913, Clorox was one of the first U.S. companies to integrate ESG into its business reporting, with commitments in three areas: Healthy Lives, Clean World and Thriving Communities.

Source:
<https://www.thecloroxcompany.com/>



FedEx Corp (FedEx) is a provider of transportation, e-commerce and business services. It offers time-definite delivery services and international trade services such as customs brokerage, and global ocean and air freight forwarding.

The company provides small-package ground delivery services, residential delivery services, less-than-truckload (LTL) freight services, in-store services and other business solutions. It has a market presence across various countries and territories in North America, South and Central America, Asia-Pacific, the Middle East, and Europe.

Source:
<https://www.globaldata.com/company-profile/fedex-corp/>



Procter & Gamble is an American consumer goods giant specializing in a wide range of personal care and hygiene products. P&G was founded in 1837 by brothers-in-law William Procter, a candlemaker, and James Gamble, a soapmaker. Today the company manufactures well-known household products, including Crest, Charmin, Tide, Oral-B, Bounty, Febreze, Downy, and Gain.

In 2014, P&G dropped around 100 of its brands to make a concentrated effort on the remaining 65, which produced 95% of the company's profits. In 2020, P&G announced plans for its operations to be climate neutral by 2030, extending a previous goal to reduce emissions by half over the next 10 years.

Source:
<https://fortune.com/company/procter-gamble/>



From their humble beginnings as a small discount retailer in Rogers, Ark., Walmart has opened thousands of stores in the U.S. and expanded internationally. Through innovation, they're creating a seamless experience to let customers shop anytime and anywhere online and in stores. They are creating opportunities and bringing value to customers and communities around the globe.

Walmart operates approximately 10,500 stores and clubs under 46 banners in 24 countries and eCommerce websites. They employ 2.3 million associates around the world — nearly 1.6 million in the U.S. alone.

Source:
<https://corporate.walmart.com/about>

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EMPLOYMENT IN BERKELEY COUNTY

In the last year, the employment rate in West Virginia has **increased by 3.8%**, giving businesses **26,000 new employees**.

With an unemployment rate of 2.7%, Berkeley County's workforce continues to stay well above the national and state averages, providing businesses an excellent opportunity to acquire and retain qualified talent. Even more skilled workers will be able to serve businesses across the county as more people locate to Berkeley County.

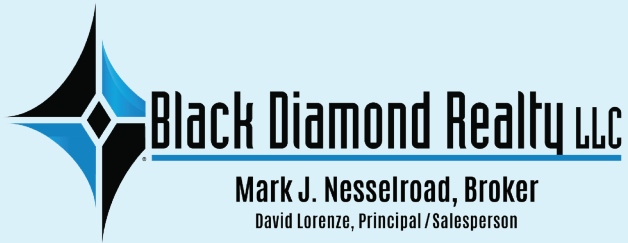
Since January 2021, there has been a 17.90% increase in new businesses in Berkeley County. The Bureau of Business & Economic Research at the West Virginia University College of Business & Economics reports that this economic growth is expected to continue through 2023.

In November and December of 2022, 158 new businesses were registered in Berkeley County. As they join the business community, they gain support from local leaders and education institutions.

TOP 10 EMPLOYERS IN BERKELEY COUNTY

Berkeley County Board of Education, Macy's, United States Department of Veterans Affairs, Quad Graphics, Procter & Gamble, Walmart, Orgill, Berkeley County Commission, FedEx, Aker Solutions.





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